

**Proposed Open Space and Residential Zones  
for Barrio Logan Community  
April 23, 2010**

Zone	Additional Characteristics	Density (du/ac)	Minimum Lot Area (sq.ft.)	Maximum Height (ft.)	Commercial Allowed	FAR	Land Use Designation
<b>OP Zones</b>	Applied to <i>public parks</i> and facilities, once they are dedicated as park land pursuant to City Charter Section 55 in order to promote recreation and facilitate the implementation of <i>land use plans</i> . The uses permitted in these zones will provide for various types of recreational needs of the community.						
<b>OP-1-1</b>	Allows developed, active parks	---	---	---	---	---	---
<b>RX Zones</b>	Provide for both attached and detached <i>single dwelling units</i> on smaller <i>lots</i> than are required in RS zones. Provide an alternative to <i>multiple dwelling unit developments</i> where <i>single dwelling unit developments</i> could be developed at similar densities. Provides for a wide variety of residential <i>development</i> patterns.						
RX-1-2		14	3,000	30	---	0.80	Residential – Low Medium
<b>RT Zones</b>	Provide for attached, single-dwelling unit residential <i>development</i> on small <i>lots</i> with <i>alley</i> access. These zones provide for more urbanized, single-unit living at densities typical of multiple-unit zones. Provide transition opportunities between single-unit neighborhoods and higher <i>density</i> multiple-unit neighborhoods and may replace multiple-unit zones at similar densities. Intended to be applied on subdivided blocks with <i>alleys</i> that are within or close to highly urbanized areas, <i>transit areas</i> , and redevelopment areas						
RT-1-5	No Common wall construction	29	1,600	35 <sup>2</sup>	---	1.20/1.60 (1&2 flr/3flr)	Residential - Medium
<b>RM Zones</b>	Provide for <i>multiple dwelling unit development</i> at varying densities. The RM zones individually accommodate <i>developments</i> with similar densities and characteristics. Each of the RM zones is intended to establish <i>development</i> criteria that consolidates common development regulations, accommodates specific dwelling types, and responds to locational issues regarding adjacent land uses.						
RM-2-4	Multiple dwelling units	25	6,000	40	---	1.20	Residential - Medium
RM-2-6		35				1.50	Residential High
RM-3-7	Multiple dwelling units with limited commercial	44	7,000	40	Yes <sup>3</sup>	1.80	Residential High
RM-3-9		73		60		2.70	

<sup>1</sup> This is the FAR for the minimum lot size. The FAR varies based on the size of the actual lot.

<sup>2</sup> Thirty-five feet is based on raised floor in 3-story structure. Height lessens with slab floor and with two story structure.

<sup>3</sup> Only in mixed-use development of 25 du or more; on the ground floor only, and only up to 25% of the GFA of the ground floor. Need to revise to allow greater commercial GFA on the ground floor, create language to require commercial development standards for the ground floor regardless of proposed use, reconsider the requirement of 25 du.



**Proposed Commercial and Industrial Zones  
for Barrio Logan Community  
March 25, 2010**

Zone	Purpose of Zone	Density (du/ac)	Min. Lot Area (sq.ft.)	Max. Height (ft.)	Max. FAR	Residential Allowed	Land Use Designation
CN Zones	Provide residential areas access to a limited number of convenient retail and personal service uses. Intended to provide areas for smaller scale, lower intensity <i>developments</i> that are consistent with the character of the surrounding residential areas. May include or require residential <i>development</i> . CN zones will be primarily located along local and selected collector <i>streets</i> .						
CN-1-3	<i>Development</i> with a pedestrian orientation	29	5,000 (max. 10 ac)	30	1.0/1.75	Yes	Neighborhood Commercial
CN-1-4	<i>Development</i> with a pedestrian orientation	44	5,000 (max. 10 ac)	50	1.0/2.2	Yes	
CN-2-4	<i>Development</i> with a pedestrian orientation	44	5,000 (max. 10 ac)	50	2.2	Required	
CO Zones	Provide areas for employment uses with limited, complementary retail uses and some allow medium to high <i>density residential development</i> . Apply in larger activity centers or in specialized areas where a full range of commercial activities is not desirable.						
CO-2-1	Office uses with a neighborhood scale and orientation with no residential use	---	5,000	45	0.75	---	Office Commercial
CO-2-2	Office uses with a neighborhood scale and orientation with no residential use	---	5,000	60	1.5	---	
CC Zones	Accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. Provide for a range of <i>development</i> patterns from pedestrian-friendly commercial <i>streets</i> to shopping centers and auto-oriented strip commercial <i>streets</i> . Some CC zones allow residential <i>development</i> . Primarily located along collector <i>streets</i> , major <i>streets</i> , and public transportation lines.						
	CC-2 - allows community-serving uses with no residential uses						
CC-2-3	<i>Development</i> with an auto orientation	---	5,000	45	1.5	---	Community Commercial – Residential Prohibited
	CC-3 - allows a mix of pedestrian-oriented, community serving commercial uses and residential uses						
CC-3-4	<i>Development</i> with a pedestrian orientation and community serving commercial uses	29	2,500	30	1.5	Yes	Community Commercial – Residential Permitted



Zone	Purpose of Zone	Density (du/ac)	Min. Lot Area (sq.ft.)	Max. Height (ft.)	Max. FAR	Residential Allowed	Land Use Designation
CC-3-6	<i>Development</i> with a pedestrian orientation with a high residential density	44	2,500	45	1.5	Yes	Community Commercial – Residential Permitted
	CC-5 - allows a mix of heavy commercial and limited industrial uses and residential uses. Light manufacturing allowed only within an enclosed building no greater than 7,500 square feet. Activities requiring permit from Hazardous Materials Management Division of County or SD Air pollution Control District are not permitted.						
CC-5-4	<i>Development</i> with a pedestrian orientation	29	2,500	30	1.5	Yes	Community Commercial – Residential Permitted
<b>IH Zones</b>	Provide space for land-intensive industrial activities emphasizing base-sector manufacturing. Intended to promote efficient industrial land use with minimal <i>development</i> standards, while providing proper safeguards for adjoining properties and the community in general. It is the intent of these zones to limit the presence of nonindustrial uses in order to preserve land that is appropriate for large-scale industrial users.						
IH-1-1	Primarily manufacturing uses	---	30,000	---	2.0	No	Heavy Industry
<b>IL Zones (alt 2)</b>	Provide wide range of manufacturing and distribution activities. Development standards are intended to encourage sound industrial development by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. Intended to permit wide range of uses including some nonindustrial uses.						
IL-2-1	Light industrial and office uses with limited commercial.	---	15,000	---	2.0	No	Light Industrial

#### §131.0540 Maximum Permitted Residential Density and Other Residential Regulations

The following regulations apply to all residential *development* within **current** commercial zones in the Land Development Code:

- Residential *Development* as a Permitted Use. Residential *development* is permitted in commercial zones only where it is identified in Table 131-05B.
- Mixed-Use or Multi-Use Requirement. Residential *development* is permitted only when a commercial *structure* exists on the *premises* or is a part of the proposed *development*.
- N/A- in Barrio Logan due to Coastal requirement in (f) below.
- Residential *Development*. Where residential *development* is permitted, the development regulations of the RM-1-1, RM-2-5, and RM-3-7 zones as appropriate according to the maximum permitted residential *density* apply, except that the lot area, lot dimensions, *setback*, *floor area ratio*, and *structure height* requirements of the applicable commercial zone apply.
- Non owner occupants must reside on the premises for a minimum of 7 consecutive calendar days.
- Within the Coastal Overlay Zone, residential uses are not permitted on the ground floor.